

, as trustee, and as grantor, William Ganong, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, a corporation organized and existing under the laws of the United States, as beneficiary; WITNESSETH

The grantor irrevocably grants, bargains, sells and conveys to the trustee, in trust, with power of sale, the property in Klamath County, Oregon, described as:

All of Lot 4 and the Westerly & of Lot 5 in Block 4 in EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as follows, to wit: Beginning on the Southerely line of Washington Street at a point 27.4 feet easterly of the corner common to Lots 4 and 5 as aforesaid; thence Southeasterly at right angles to Washington Street, 110 feet to the alley; thence Southwesterly along the alley 82.2 feet more or less to Ewauna Boulevard; thence Northwesterly along the Easterly line of Ewauna Boulevard, 110 feet to Washington Street; thence Northeasterly along Washington

which said described real property does not exceed three acres, together with all and singular the appurtenances, tenements, he rents, issues, profits, water rights and other rights, easements or privileges now or hereafter belonging to, derived from or in any taining to the above described premises, and all plumbing, lighting, heating, ventilating, air-conditioning, refrigerating, watering a apparatus, equipment and fixtures, together with all awnings, ventilation blinds, floor covering in place such as wall-towall carpetin loum, shades and built-in ranges, dishwashers and other built-in appliances now or hereafter installed in or used in connection with described premises, including all interest therein which the granter has or may hereafter acquire, for the purpose of securing per described premises, including all interest therein which the granter has or may hereafter acquire. derived from or in anywise apper agreement of the grantor herein contained and the payment of the sum of SIXTEEN THOUSAND ONE HUNDRED EIFTY AND NO/OC

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Street, 82.2 feet to the point of beginning.

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i be non-cancellable by the grantor during the full term of and taxes, assess-ined. In order to provide regularly for the prompt payment of said taxes, assess-ts or other charges and insurance premiums, the grantor agrees to pay to beneficiary, together with and in addition to the monthly payments of lepel and interest payable under the terms of the note or obligation secured by, an amount squal to one-tweitht (1/20th) of the face, assessments and er obarges due and payable with respect to add property within each succeed-redrages due and payable with respect to add property within each succeed-redrages due and payable with respect to add property within each succeed-redrages due and payable with respect to add property within each succeed-redrages due and payable with respect to add property within each succeed-redrages due and payable with respect to add property within each succeed-redrages due and payable with the pay of the face and directed by the beneficiary, trust deed remains in effect, as estimated and directed by the beneficiary is sums to be credited to the principal of the sums to pay shall be add the beneficiary in trust as a reserve account, without hierest, to pay said miums, taxes, assessments or other charges when thoy shall become due payable.

smelticary in trust as a resource charges when they shall pecome use ayable. While the granter is to pay any and all taxes, assessments and other es lavied or assessed against said property, or any part thereof, before are begin to bear interest and also to pay remlums on all insurance are together the second period of the second second second second su upon said property, such payments the bene-ies upon said property, such payments the bene-ies discrete and also to pay the statements thereof furnished property in the amounts as them entry attended to the second secon rance compains secured by for payment property by

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It is mutually agreed that: 1. In the event that any portion or all of said property shall be taken under the right of continent domain or condemnation, the beneficiary shall have the right of continent domain or condemnation, the beneficiary shall have the right of continent domain or condemnation, the beneficiary shall have the right of content of the shall be the shall be the shall be taking such taking and, if it so elects, to require that all or any portion of the money's payable as compensation for such taking, which are in excess of the amount re-guired to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by the grantor in such proceedings, shall be paid to the beneficiary and applied by the first upon any reasonable costs and expenses and attorney's fees necessarily paid or incurred by the beneficiary in such proceedings, and the balano applied upon the indebtedness secured hereby; and the grantor agrees, it is own expense, to take such actions and excents such instruments as shall to necessary in obtaining such compensation, promptly upon the beneficiary's request.

request. 2. At any time and from time to time upon written request of the beneficiary's 2. At any time and from time to time upon written request of the bene-ficiary, payment of its fees and presentation of this deed and the note for en-distinguishing of the second state of the indebtedness, the trustee may (a) inoment for the making of any map or plat of said property; (b) Join in granting consent to the making of any map or plat of said property; (b) Join in granting argoment affecting the deed or the property. The grantee in any unbordination or other agreement affecting this deed or the proof of the precise hereoi; (d) reconvey, without warranty, all or any part of the property. The grantee in any recond the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereod. Trustees for any of the services in this paragraph shall be \$3.00.

shall be \$5.00. 8. As additional security, grantor hereby assigns to beneficiary during the continuance of these trusts all rents, issues, royalites and profiles of the pri-perty affected by this deed and of any personal property located thereon. Used is a property affected by this deed and of any personal property income and any agreement of the performance of any agreement of any personal property affected. It is a provide the performance of any agreement of any personal property affected by this because the performance of any agreement of any personal property affected by this because the performance of any agreement of any personal property affected by the performance of any agreement of any personal property affected by the performance of any agreement of the performance of a performance of any agreement of the performance of agreement of the performance of the performance of any agreement of the performance of agreement of the performance of any agreement of the performance of any agreement of the performance of any agreement of the performance of the performanc

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insurance pol-property, and waive any do-e pursuant to

default by Time is of the The second of this instrument and upon certain by the ment of any indebtedness secured hereby or in performance of any reunder, the beneficiary may declare all sums secured hereby in-and payable by delivery to the trustee of written notice of default os sell the trust property, which notice trustee shall cause to be record. Upon delivery of said notice of default and election to sell, y shall doposit with the trustee thin trust deed and all promissory cunnents evidencing expenditures secured hereby. whereupon the

a by law, . After dofault and any time prior to five days before the date set to Trustee for the Trustee's saic, the grantor or other person so ted may pay the entire amount then due under this trust deed and ligations secured thereby (including costs and exponses actually incurred orcing the terms of the obligation and truster's and attorney's fees ceeding \$80.00 each) other than such option of the principal as would

8. After the lapse of such time as may then be required by law foll recordation of said notice of default and giving of said notice of said tion of said notice of default and giving of said notices and an analysis of the said property at the time and place fixed by him it as a whole or in separate parcels, and in such order ublic auction to the highest bidder for cash, in lawful s, payalle at the time of said. Trustee may postpone it said property by public amouncement at such time in time to time threafter may postpone. f sale

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THIS IS TO CERTIFY that on this.

STATE OF OREGON

County of Klamath

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nouncement at the time fixed by the preceding postponement. The tru deliver to the purchaser his deed in form as required by iaw, conveying perty as sold, but without any covenant or warranty, express or imp recitais in the deed of any matters or facts shall be conclusive pro-truthfulness thereof. Any person, excluding the trustee but including th and the beneficiary, may purchase at the sale.

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ang the beneficiary, may purchase at the sale. 9. When the Trustee sells pursuant to the powers provided here trustee shall apply the proceeds of the trustee's sale as follows: the expenses of the sale including the compensation of the trust deced of the stormer, aving recorded liens subsequent trust deced (1) trustee in the trust decd as their interests appear inder of their priority. (4) The surplus, if any, to the grantor of the deed or to his successor in interest entitled to such surplus.

deed or to his successor in interest emitted to such such as the successor in interest emitted by law, the baneficiary may from time appoint a successor or successor is any insiste named herein, successor is the successor interest and therein the such appointed therein the latter shall be vested with all it and duites contered and obstitution shall be made by written instrumer by or building or the successor in the other interest is and the successor interest interest and the successor interest.

11. Trustee accepts this trust when this deed, duly executed and ledged is made a public record, as provided by law. The trustee is not to notify any party hereto of pending sale under any other deed of tr any action or proceeding in which the grantor, beneficiary or trustee a party unless such action or proceeding is brought by the trustee.

12. This deed applies to, inures to the henefit of, and binds all parties hereto, their heirs, legatest devices, administrators, executors, successors and assigns. The term "beneficiary" shall mean the holder and one of beneficiary pledges, of the note secured hereby, whether or not it must one the declaration terein. In construing this deed and whenever the context to requires, the mas-culates gender locations and for neuter, and the singular number in-cludes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year first above written.

arihan G. Burmala (SEAL) Marjarie C. Bunda (SEAL) 19 67 before me, the undersigned, g June day of_ otary Public in and for said county and state, personally appeared the within named RICHARD A, BUMALA AND MARJORIE C, BUMALA, husband and wife

nally known to be the identical individual 8. named in and who executed the foregoing instrument and acknowledged to me that to me per executed the same freely and voluntarily for the uses and purposes therein expressed.

hand and affixed my notarial seal the day and year last above IN TESTIMONY WHEREOF, I have hereunto set my Notery Public for Oregon Wr commission expires: 10.25-67 1.5 1.1. **9** \$93 (SEAL) Loan No. 7764 STATE OF OREGON } ss. TRUST DEED I certify that the within instrument day of the second on the 12. day of the second on the 12. dt 3:00 o'clock M., and recorded RICHARD A. BUMALA (DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUN-TIES WHERE in book _ 171-6.7 on page 4361 MARJORIE C. BUMALA Record of Mortgages of said County. Granio TO USED.) FIRST FEDERAL SAVINGS & Witness my hand and seal of County LOAN ASSOCIATION affixed Rone After Recording, Return To: FIRST FEDERAL SAVINGS 540 Main St. Klamäth Falls, Oregon Jue: \$ 3.00 Beas Sec. a. C. Deput CUR UT YON' THURS 200 strea gir or? the of weakington severe of a point 27.4 long esser . og trag sessatérat TTO IT INSTAL BUTTON CONTRACT OF THE RECONVEYANCE STORES TOPILION OF THE To be used only when obligations have been paid. 121.

Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you can y sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtydness secured by said trust deed (which are delivered to you betwenth together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now hold by you under the same. พ่ามีคราร์กา

First Federal Savings and Loan Association, Beneficiary 2.20 by ., 19... DATED:

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